

BOARD OF APPEAL REFERRALS

January 19, 1984

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*Not included in advance distribution

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BOARD OF APPEAL REFERRALS

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*Not included in advance distribution

MEMORANDUM

January 19, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/17/84

Z-6557
Vesper George School of Art
42-44 St. Botolph Street, Boston
near Harcourt Street

Three-story structure

District(s): apartment H-2 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change occupancy from school to 17 apartments; erect roof addition.

Violation(s):

Floor area ratio and height of building are excessive.

Open space, rear yard, and off-street parking are insufficient.

St. Botolph Citizens' Committee is adamantly opposed to this proposal. Abutters are also opposed and are particularly concerned about the over-scaled addition, which has already been constructed. Recommend denial.

VOTED: In reference to petition Z-6557, Vesper George School of Art, 42-44 St. Botolph Street, Boston, for five variances for change of occupancy and erect addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. St. Botolph Citizens' Committee is adamantly opposed to this proposal. Abutters are also opposed and are particularly concerned about the overscaled addition, which has already been constructed. Petitioner should meet with St. Botolph Citizens' Committee and abutters to resolve differences.



Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6589
Collins John Allen
89 Orchard Street, Jamaica Plain
near Pond Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: interior alterations.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Petitioner proposes to finish attic to provide additional living area for second-floor apartment unit. Abutter has no objection. Recommend approval.

VOTED: In reference to petition Z-6589, Collins John Allen, 89 Orchard Street, Jamaica Plain, for extension of a nonconforming use and a variance for interior alterations in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Attic will provide additional living area for second-floor apartment unit.



Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6590
Another Season Realty Trust
97-99 Mt. Vernon Street, Boston
at West Cedar Street

Five-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from 20 apartments and restaurant to same
and cooking school.

Violation(s):

Cooking school is forbidden use.

Small gourmet restaurant will accommodate five students in a culinary arts
program and maximum of fifteen students for cooking demonstrations. Beacon
Hill Civic Association has no objection. Recommend approval.

VOTED: In reference to petition Z-6590, Another Season
Realty Trust, 97-99 Mt. Vernon Street, Boston, for
forbidden use for change of occupancy from 20
apartments and restaurant to same and cooking
school in an apartment (H-2-65) district, the
Boston Redevelopment Authority recommends approval.
Small gourmet restaurant will accommodate five
students in culinary arts program and a maximum of
of fifteen students for cooking dmonstrations.

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6636
John M. O'Connell, Jr.
205 Bellevue Street, West Roxbury
at Rustic Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: Erect one-story addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Rear family room addition. Rear yard remaining will be adequate. Abutter has no objection. Recommend approval.

VOTED: In reference to petition Z-6636, John M. O'Connell, Jr., 205 Bellevue Street, West Roxbury, for a variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Rear yard remaining after completion will be adequate.



RANDALL G. MORRIS
E.C. SCHOOL

BELLEVUE

GERTRUDE

CUTHBERT

STREET

EMMONSDALE

ORIOLE

RUSTIC

WOODARD

TENNISON

MARTIN

Z-66636
205 BELLEVUE ST.
WEST ROXBURY

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6641
Gary A. Flusche
51 Presentation Road, Brighton
near Hunnewell Avenue

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect addition to two-family dwelling.

Violation(s):

Floor area ratio and number of stories are excessive.

Petitioner proposes to finish attic as increased living space for owner's second-floor apartment. Recommend approval with provisos.

VOTED: In reference to petition Z-6641, Gary A. Flusche, 51 Presentation Road, Brighton, for two variances to erect addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with provisos that the new additional space be limited to the use of the second-floor apartment and that the exterior staircase not be constructed.



7-5641

51 PRESENTATION

BRL

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6644

DiCenzo

120 Prince Street, Jamaica Plain
near Arborway

Accessory two-car garage

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: erect addition over garage.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Addition is excessive and contrary to architectural character of neighborhood. Abutter is concerned and opposed. Previous addition erected without Board of Appeal approval. Recommend denial.

VOTED: In reference to petition Z-6644, DiCenzo, 120 Prince Street, Jamaica Plain, for two variances to erect addition over existing two-car garage in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Addition is excessive and contrary to architectural character of neighborhood. Abutter is concerned and opposed. Previous addition erected without Board of Appeal approval.



Z-6644

120 PRINCE ST
(J.P.)

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6660
Rozena Budina
54 Appleton Street, Boston
near Clarendon Street

Four-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from two-family dwelling to four apartments.

Violation(s):

- Dwelling converted to more families is forbidden use.
- Floor area ratio is excessive.
- Open space, rear yard, and rear setback of parapet are insufficient.

Review of plans indicates office space on second floor of structure, contrary to application. Recommend denial.

VOTED: In reference to petition Z-6660, Rozena Budina, 54 Appleton Street, Boston, for forbidden use and four variances for change of occupancy from two-family dwelling to four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Review of plans indicates office space on second floor of structure, contrary to application.



8

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6661-6662
Rutland Square Realty Trust
76-82 West Rutland Square, Boston
near Claremont Street

Two five-story structures

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from 10 to 25 and from 8 to 15 apartments,

Violation(s):

Dwelling converted for more families is forbidden use.

Open space, vehicular access to street, and off-street parking are insufficient.

Proposed increase of twelve dwelling units is excessive and inappropriate.
Recommend denial.

VOTED: In reference to petitions Z-6661-6662, Rutland Square Realty Trust, 76-82 West Rutland Square, Boston, for two forbidden uses and five variances for change of occupancy of two structures from 10 to 15 and from 8 to 15 apartments respectively in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed increase of twelve dwelling units is excessive and inappropriate.



Z-6661-62

76-82 WEST RUTLAND SQ.

BOS.

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6664

Marjorie Landry

15 Banton Street, Dorchester
near Dorchester Avenue

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business L-1_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to commercial laundry structure.

Violation(s):

Extension of nonconforming use.

Proposal would extend boiler room. New hot water heater reclaimers and water reuse system will substantially reduce water and fuel consumption. Additional local residents will be employed. No response from community.
Recommend approval.

VOTED: In reference to petition Z-6664, Marjorie Landry, 15 Banton Street, Dorchester, for extension of nonconforming use to erect one-story addition to commercial laundry structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Boiler room extension to commercial laundry will accommodate energy saving and water saving facilities. Additional local residents will be employed.



7-8664
15 RANTON ST.
DOOR

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84
Z-6665
Elie Jammal
241 Market Street, Brighton
at Faneuil Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story retail stores structure

Violation(s):

Retail store open to public between midnight and 6 a.m. is conditional use.

Proposed 24-hour convenience store is incompatible with and will adversely impact immediate abutting residential neighborhood. Abutters are adamantly opposed; primary concerns are all-night pedestrian and vehicular traffic and loitering. Recommend denial.

VOTED: In reference to petition Z-6665, Elie Jammal, 241 Market Street, Brighton, for conditional use to erect one-story retail stores structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposed 24-hour convenience store is incompatible with and will adversely impact immediate abutting residential neighborhood. Abutters are adamantly opposed. Concerns are all-night pedestrian and vehicular traffic and loitering.



MC. KINNEY
PLAYGROUND

ST. COLUMBILLE
SCHOOL

ST. COLUMBILLE
CHURCH

FANEUIL
BOSTON
BOSTON
DEVELOPMENT
HOUSING
AUTHORITY
200-4

Z-6665

241 MARKET ST.

BRIO

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6675
Christopher F. Lohan
3-5 Sylvester Road, Dorchester
near Minot Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Occupancy compatible with residential neighborhood. No response from community.
Recommend approval.

VOTED: In reference to petition Z-6675, Christopher F. Lohan,
3-5 Sylvester Road, Dorchester, for forbidden use and
variance for change of occupancy from four to five
apartments in a residential (R-.5) district, the
Boston Redevelopment Authority recommends approval.
Occupancy compatible with residential neighborhood.



Z-6675

3-5 SYLVESTER RD. DOR

Board of Appeal Referrals 12/28/83
1/19/84 - resubmitted

Hearing: 1/17/84

Z-6685
East Sixth Street Condominium Trust
761 East Sixth Street, South Boston
near O Street

Four-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - 24 apartments

Violation(s):

Dwelling converted for more families is forbidden use.

Parking not allowed within required front yard and five feet of side lot line.

Lot area and open space are insufficient.

Twenty-four apartments were existing at time of purchase for condominiums two years ago. Recommend approval.

VOTED: In reference to petition Z-6685, 761 East Sixth Street Condominium Trust, 761 East Sixth Street, South Boston, for a forbidden use and three variances to legalize occupancy as 24 apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Twenty-four apartments were existing at time of purchase for condominiums two years.



2-6685 761 EAST SIXTH ST.
SOUTH BOSTON

Board of Appeal Referrals 1/19/84

Hearing: 1/17/84

Z-6695-6696

Alfred S. and Robert P. Leon

125-127 Westmoor Road and 86-88 DeSoto Road,
West Roxbury

Two 4800-square-foot lots

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect two two-family dwellings.

Violation(s):

Two-family dwelling is forbidden use.

Lot area, off-street parking, and front, side, and rear yards
are insufficient.

Area is predominantly single-family. Dwellings would be constructed on lots less than one-half the Code requirement of 10,000 square feet each. No evidence has been submitted to justify granting of the multiple variances. Residents are opposed. Recommend denial.

VOTED: In reference to petitions Z-6695-6696, Alfred S. and Robert P. Leon, 125-127 Westmoor Road and 86-88 DeSoto Road, West Roxbury, for two forbidden uses and twelve variances to erect two two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Area is predominantly single-family. Dwellings would be constructed on lots of less than one-half the Code requirement of 10,000 square feet each. No evidence has been submitted to justify the granting of multiple variances. Residents are opposed.

125-127 WEST WESTMOOR RD.

125-127 WEST WEST

66-68 DE SOTO RD.

WEST ROXBURY

Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6512 and -6655
Norfolk Terrace Limited Partnership
3 and 5 Norfolk Terrace, Dorchester
near Norfolk Street

12,035 sq. ft. of land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: use premises for ancillary parking (12 spaces) and play area.

Violation(s):

Ancillary parking and play area are conditional uses.

Facilities proposed for use of residents of abutting 17 low and moderate income apartment structures. No response from community. Recommend approval with proviso.

VOTED: In reference to petitions Z-6512 and -6655, Norfolk Terrace Limited Partnership, 3 and 5 Norfolk Terrace, Dorchester, for conditional uses to use premises for ancillary parking and play area in residential and local business (R-.8 and L-1) districts; the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review. Facilities proposed for use of residents of abutting low and moderate income apartment structures.



Z-651216655

385

NORFOLK

DOR.

TER

Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6548

Aina Auskaps

104 Perkins Street, Jamaica Plain
near Pondview Avenue

2½-story structure

District(s):	apartment	general business	industrial
	residential <u>R-.5</u>	local business	waterfront
	single family		manufacturing

Purpose: erect one-car garage addition to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Garage will provide handicapped person direct access to home. Abutter has no objection. Recommend approval.

VOTED: In reference to petition Z-6548, Aina Auskaps, 104 Perkins Street, Jamaica Plain, for two variances to erect one-car garage addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Garage will provide handicapped person direct access to home.



WARD'S POND

PERKINS

PARK

MORaine

VIEW POND

PERSHING

LOCHSTEAD

CASTLETON

PARKWOOD

PARKTON ROAD

ZAMORA COURT

ASHCROFT

AVENUE

HALIFAX

STREET

ZAMORA

STREET

Z-6548

104 PERKINS ST.

(J.P.)

CURLEY SCHOOL

Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6556
Prenca Junkovic
1607 Dorchester Avenue, Dorchester
at Melville Avenue

Gas station

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from gas station to gas station and general
auto repair garage.

Violation(s):

Repair garage is forbidden use.

In July 1982, Authority recommended denial of similar proposal by previous owner and Board of Appeal concurred. Residents are still opposed to expansion. A primary concern is the parking of cars on Melville Avenue creating congestion. Recommend denial.

VOTED: In reference to petition Z-6556, Prenca Junkovic, 1607 Dorchester Avenue, Dorchester, for forbidden use for change of occupancy from gas station to gas station and general auto repair garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Residents are adamantly opposed to expansion. A primary concern is parking of cars on Melville Avenue creating congestion.

Z-6556

1607 DORCHESTER AVE.
(DOR.)



Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6563
Barry J. Laterman
163 West Brookline Street, Boston
near Tremont Street

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect roof deck.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Petitioner, who received permit for and is in process of converting dwelling from one to four families, has now filed to amend plans to construct roof deck, which is not allowed on a main building.
Recommend denial.

VOTED: In reference to petition Z-6583, Barry J. Laterman, 163 West Brookline Street, Boston, for a forbidden use and a variance to erect roof deck in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Addition would alter roof line, create unwanted precedent, and impair the architectural character of the structure and the block.

Z-6593

168 W. BROOKLYNE ST.

Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6564
Morris Realty Trust
3446 Washington Street, Jamaica Plain
at Kenton Road

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: continue use.

Violation(s):

Gas service station is conditional use.

In 1977 and 1981, Authority recommended denial of similar petitions; Board of Appeal approved with provisos terminating use at end of three-year periods. Current permit expires in June.

Abutters are still concerned about traffic blocking access to side streets and litter problem. Recommend denial.

VOTED: In reference to petition Z-6564, Morris Realty Trust, 3446 Washington Street, Jamaica Plain, for conditional use to continue use of gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Abutters are still concerned about traffic blocking access to Rockvale Circle and Kenton Road and about litter problem.



Z-6564

3446 WASHINGTON ST

(J.P.)

Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6565
Norgand Realty Trust
73 Newbury Street, Boston
near Berkeley Street

Four-story structure

District(s):	apartment_____	general business B-3-65	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: install three-story bow-front window.

Violation(s):

Floor area ratio is excessive.

Front yard is insufficient.

Proposal is consistent with similar architectural features in block.
Recommend approval.

VOTED: In reference to petition Z-6565, Norgand Realty Trust, 73 Newbury Street, Boston, for two variances to erect three-story bow-front window in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with similar architectural features in block. Back Bay Architectural Commission has issued Certificate of Appropriateness.



NEWBURY

COMMONWEALTH

MARLBOROUGH

COMMONWEALTH

COPLEY SQUARE

ST. JAMES STREET

CITY OF BOSTON
ATTORNEY GENERAL
OFFICE

Z-6566 73 NEWBURY ST. (B.P.)

ST. ANDREW STREET

ST. PAUL STREET

BERKELEY

AVENUE

ARLINGTON

FIRST BAPTIST CHURCH

CHURCH OF THE COVENANT

UNITED METHODIST CHURCH

UNITED METHODIST CHURCH

FIRST UNITARIAN CHURCH IN BOSTON

FIRST UNITARIAN CHURCH IN BOSTON

U.S. 1 AND 2

Board of Appeal Referrals 1/19/84

Hearing: 1/31

Z-6566

James Filandrianos

602-608 Washington St

Brighton

at Breck Ave

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: replace two underground 3000 gallon gasoline storage tanks with
two 4000 gallon tanks

Violation(s):

Increase in conditional use

Proposal will replace obsolete tanks and tend to reduce frequency of bulk
deliveries. Recommend approval.

VOTED: In reference to petition Z-6566, James Filandrianos,
602-608 Washington Street, Brighton, for conditional
use to install two four thousand gallon gasoline storage
tanks underground in a local business (L-.5) district,
the Boston Redevelopment Authority recommends approval.
Proposal will replace obsolete tanks and tend to reduce
frequency of bulk deliveries.



602-608 WASHINGTON ST.
(BRI.)

Z-6566

Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6580

C & F Plumbing and Heating Co., Inc.

18 Melrose Street, Boston

near Church Street

3½-story structure

District(s): apartment H-2 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect dormer addition.

Violation(s):

Plumbing shop is forbidden use.

Floor area ratio is excessive.

Roof structure is not allowed.

Dormer will replace deteriorating roof. Bay Village Neighborhood Association is amenable with provisos in proposed vote. Recommend approval with provisos.

VOTED: In reference to petition Z-6580, C & F Plumbing and Heating Co., Inc. 18 Melrose Street, Boston, for forbidden use, conditional use, and variance to erect dormer addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that size of dormer be reduced; that there be no increase in number of employees; that attic space be used for storage only; that exterior condition of structure be improved.



Board of Appeal Referrals 1/19/84

Hearing: 1/31

Z-6585
Texaco USA
601 Commonwealth Avenue
Boston
at Sherborn Street

Gas service station

District(s): apartment _____ general business B-4 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: increase underground gasoline storage capacity from 16,000 to 30,000 gallons;
add 10,000 gallon diesel fuel underground tank

Violation(s):
Increase in conditional use

Replacement of old tanks will increase safety factor and improve facility.
Recommend approval.

VOTED: In reference to petition Z-6585, Texaco USA, 601 Commonwealth Avenue, Boston, for conditional use to increase underground gasoline storage capacity from 16,000 to 30,000 gallons and add 10,000 gallon diesel fuel underground tank in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. Replacement of old tanks will increase safety factor and improve facility.

(B. P.)

Board of Appeal Referrals 1/19/84

Hearing: 1/31

Z-6586
Gulf Marketing & Refining Co
807-819 Columbia Rd
Dorchester
at Dorchester Ave

Gas service station

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business L-1 waterfront _____
 single family _____ manufacturing _____

Purpose: erect one story addition

Violation(s):

Gas service station is conditional use

Addition will provide brake and light inspection bay.
Recommend approval with proviso.

VOTED: In reference to petition Z-6586, Gulf Marketing & Refining Co., 807-819 Columbia Road, Dorchester, for conditional use to erect one story addition to gas service station in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that facility comply with Board of Appeal guidelines for gas service stations.



ROGER
CLAP
SCHOOL

SUBWAY
STATION

SANT
MARGARET
R.C.
CHURCH

ST. MARGARET
SCHOOL
(GRM.)

2-6586

807-89 COLUMBIA RD.
(DOR)

Board of Appeal Referrals 1/19/84

Hearing: 1/24

Z-6615
Rudolph A Turino
153 Boylston St
Jamaica Plain
near Amory St

Three story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - one family dwelling and six lodgers

Violation(s):

Lodging house is conditional use

Abuttor has indicated following concerns: dwelling in state of disrepair, parking problems, junk cars on property, snow and trash removal. Recommend denial without prejudice.

VOTED: In reference to petition Z-6615, Rudolph Turino, 153 Boylston Street, Jamaica Plain, for conditional use to legalize occupancy as one family dwelling and six lodgers in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with abuttor and neighbors to resolve following concerns: dwelling in state of disrepair; parking problems, junk cars on property, snow and trash removal.



153 BOYLSTON ST.

J.P.

Z-6615

Board of Appeal Referrals 1/19/84

Hearing: 1/24

Z-6623-6624
Edward J Sullivan
6-8 Calder St
Mattapan
at Blue Hill Ave

three story duplex structure (3-3 units)

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: subdivide

Violation(s):

Lot area, width, frontage are insufficient

Subdivision and subsequent rehabilitation of abandoned structure will enhance property and neighborhood. Subdivision will also enable petitioner to obtain financing for each building. Recommend approval with proviso.

VOTED: In reference to petitions Z-6623-6624, Edward Sullivan, 6-8 Calder Street, Mattapan, for eight variances to subdivide in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following proviso; that a covenant indicating uniform treatment of the exterior of the structure be part of the deed recorded in the Registry of Deeds.



7-6623-6624
6-8 CALDER ST.
MATTAPAN

Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6626

Farragut Realty Trust

27-31 Farragut Road and 945-947 East Second
Street, South Boston

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business L-.5_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from professional office building to same and eleven apartments; erect two-story addition.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, off-street parking, corner traffic visibility,
and front, side, and rear yards are insufficient.

Floor area ratio and number of stories are excessive.

Site is located opposite fuel terminal and near MBTA terminal. Three-family dwellings predominate in adjacent residential area. Concerns are number of units and parking. Recommend denial without prejudice.

VOTED: In reference to petition Z-6626, Farragut Realty Trust, 27-31 Farragut Road and 945-947 East Second Street, East Boston, for forbidden use and ten variances for change of occupancy from professional office building to same and eleven apartments and erect two-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located opposite fuel terminal. Three-family dwellings predominate adjacent residential area. Petitioner should meet with community to resolve concerns: number of units and parking.

PLAYGROUND

ACADIA STREET

2ND ST
SECOND

STREET

FARRAGUT

EAST

EAST

EAST

EAST

EAST

FIFTH

FOURTH

CONVENT
ST
BRISID
CHURCH
(R.C.)
NAZARETH
HIGH
SCHOOL

NAZARETH
GRADE SCHOOL
(GRAM.)

3RD ST
THIRD

BROADWAY

STREET

STREET

Z-6626
945-947 E. SECOND S
27-31 FARRAGUT, RD
(S. B.)

MARINE

AQUARIUM
SKATING
RINK

PARKING AREA

Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6647-6648

Maria M. Diaz

191-193 Boylston Street, Jamaica Plain
near Brookside Avenue

Three-story duplex structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide.

Violation(s):

Lot area, width, frontage, open space, and side yard are insufficient.

Floor area ratio is excessive.

Subdivision will create two three-family dwellings. Violations are technical.
 Abutter supports. Recommend approval with proviso.

VOTED: In reference to petitions Z-6647-6648, Maria M. Diaz, 191-193 Boylston Street, Jamaica Plain, for eight variances to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that there be as part of the deed a covenant indicating uniform treatment of the exterior of the structure and that it be recorded in the Registry of Deeds.



2-8647-6648
191-193 BOYLSTON ST.

Board of Appeal Referrals 1/19/84

Hearing: 1/24

Z-6649
Argirios Marangos
976 Washington St
Dorchester
at Gallivan Blvd

Gas service station

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one story addition

Violation(s):

Extension of conditional use

Addition (4'x13') will be used as inspection bay. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-6649, Argirios Marangos, 976 Washington Street, Dorchester, for conditional use to erect one story addition to gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that facility comply with Board of Appeal guidelines for gas service stations.



Board of Appeal Referrals 1/19/84

Hearing: 1/24

Z-6658
Eleanor J Riordan
4 Barrett Ave
South Boston
near M St

three story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one story addition to two family dwelling

Violation(s):

Side yard is insufficient

Occupancy existing. Addition will provide family room at rear of dwelling.
No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6658, Eleanor J Riordan,
4 Barrett Avenue, South Boston, for a variance to erect
a one story addition to a two family dwelling in a
residential (R-.8) district, the Boston Redevelopment
Authority recommends approval. Sun room addition replaces
obsolete room at rear of structure.



Z-6658
4 BARRETT AVE.
S.B.

APPROXIMATE

6658

Board of Appeal Referrals 1/19/84

Hearing: 1/31

Z-6666

Robert O'Neill-Butler
125 Pembroke St
Boston
near Warren Ave

Four story row structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one to three family dwelling

Violation(s):

Dwelling converted for more families is conditional use

Open space is insufficient

Occupancy compatible with residential neighborhood. Structure will be owner occupied. Recommend approval with proviso.

VOTED: In reference to petition Z-6666, Robert O'Neill-Butler, 125 Pembroke Street, Boston, for conditional use and variance for change of occupancy from one to three family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6671

Thomas J. Vacirca
330 Corey Street, West Roxbury
at Brook Farm Road

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: legalize addition.

Violation(s):

In variance with former decision of Board of Appeal.

Rear yard is insufficient.

Rear porch addition to one-family dwelling. Recommend approval with proviso.

VOTED: In reference to petition Z-6671, Thomas J. Vacirca, 330 Corey Street, West Roxbury, for variance to legalize addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that there be no further additions to this dwelling.



Z-6671 330 COREY ST. W.R.

Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6684

The Salvation Army of Massachusetts, Inc.
 332 Jamaicaway, Jamaica Plain
 at Perkins Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: change occupancy from parenting center, counseling, and day care for nonresidents to monastery, convent, and settlement house.

Violation(s):

Settlement house is conditional use.

Approximately 25 Salvationists and Salvation-Army-connected individuals who participate in programs and ministry around Boston will reside in facility. Petitioner has sent out over 400 letters to residents of area and support has been expressed. Neighbors have already begun to use facilities for association meetings. Recommend approval.

VOTED: In reference to petition Z-6684, The Salvation Army of Massachusetts, Inc., 332 Jamaicaway, Jamaica Plain, for conditional use for change of occupancy from parenting center, counseling, and day care for nonresidents to monastery, convent, and settlement house in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Facility meets conditions required for conditional use.

216884 332 JAMAICAWAY J. P.



MARY F. CULLEY
SCHOOL

COURT
TENNIS

PARK

ARD'S POND

Board of Appeal Referrals 1/19/84

Hearing: 1/24

Z-6686
 Copley Condominium Trust
 265-275 Dartmouth St
 Boston
 at Newbury St

Six story structure

District(s): apartment _____ general business B-3-65 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from 77 apartments, stores, restaurant to
 same uses and take out restaurant

Violation(s):
 Take out restaurant is conditional use

Ice cream shop and patio seating consistent with similar uses in area.
 Neighborhood Association of Back Bay amenable to provisos in proposed vote.
Recommend approval with provisos.

VOTED: In reference to petition Z-6686, Copley Condominium Trust, 265-275 Dartmouth Street, Boston, for conditional use for change of occupancy from 77 apartments, stores, restaurant to same uses and take out restaurant in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that trash be stored inside and collected daily; no alcholic beverages be served; food be limited to ice cream, bakery goods and deserts; no cooking facilities be allowed; that outdoor cafe be limited to twenty seats and close at 11:00 pm; that conditional use extend only to lessee; that restaurant close no later than 12 midnight. Certificate of Appropriateness has been issued by Back Bay Architectural Commission.

Z-6686

265-275 DARTMOUTH ST.
BOS.



Board of Appeal Referrals 1/19/84

Hearing: 1/24

2½ story structure

Z-6690
James F Reardon Sr
59 Birchland Ave
West Roxbury
at Johnson St

District(s): apartment_____ general business_____ industrial_____

residential_____

local business_____

waterfront_____

single familyS-.5_____

manufacturing_____

Purpose: erect one story addition to one family dwelling

Violation(s):

Front and rear yards are insufficient

Yard violations are existing. Abuttor supports. Recommend approval.

VOTED: In reference to petition Z-6690, James F Reardon Sr., 59 Birchland Avenue, West Roxbury, for two variances to erect one story addition to one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Yard violations existing. Abuttor supports.



Z-6690 59 BIRCHLAND AVE. WEST ROXBURY

Board of Appeal Referrals 1/19/84

Hearing: 1/31

18 story structure

Z-6711

Trustees of Boston University
700 Commonwealth Ave
Boston
at Cummington St

District(s): apartment H-4 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from dormitory, garage, commercial, dining, social,
administrative, restaurant, retail stores to same uses and bank

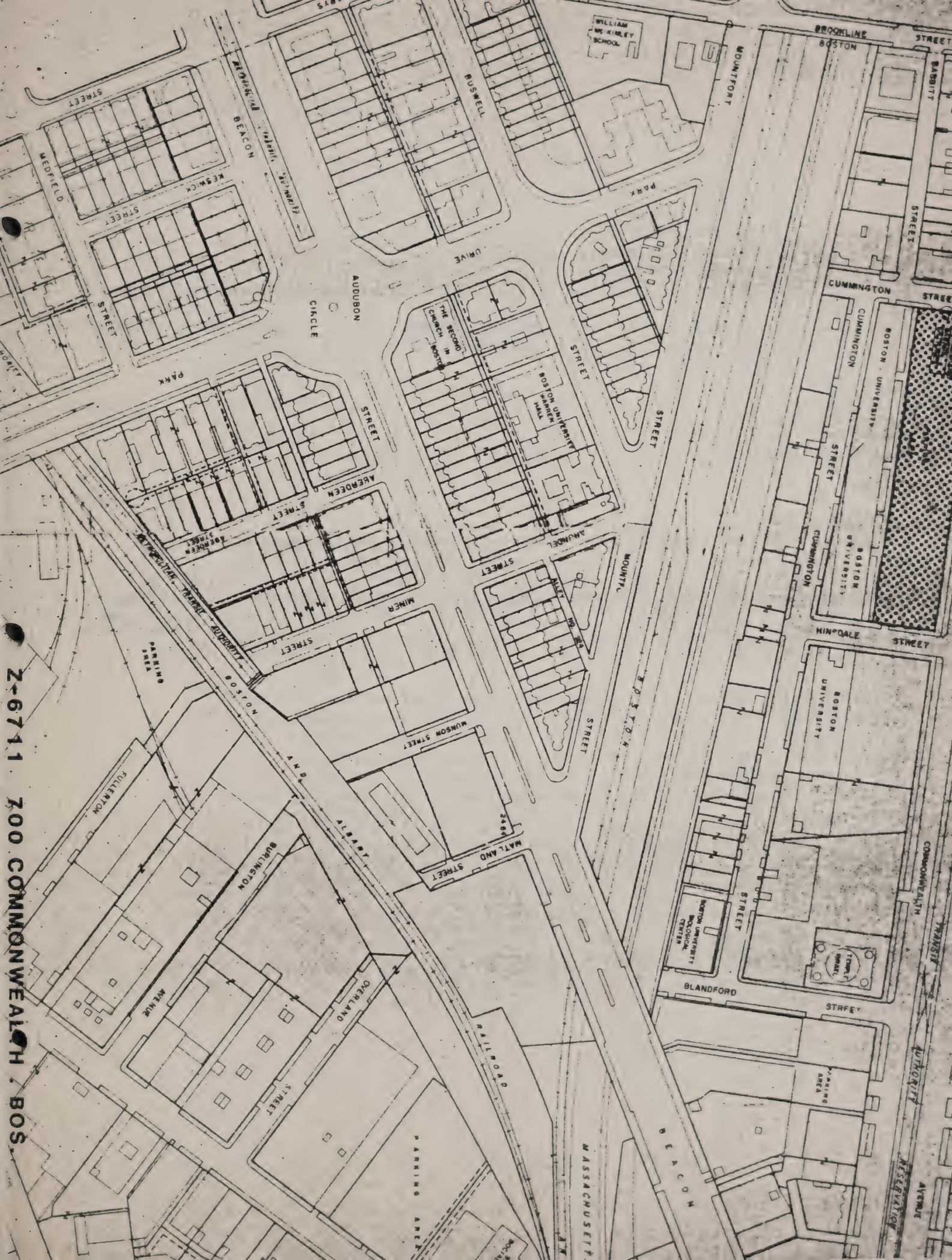
Violation(s): Bank is forbidden use

Sign in residential district

Floor area ratio is excessive

Bay Bank Harvard Trust Co. will occupy former store space. Floor area ratio will be minimally increased by extension of rear wall. Recommend approval with proviso.

VOTED: In reference to petition Z-6711, Trustees of Boston University, 700 Commonwealth Ave, Boston, for forbidden use, conditional use and variance for change of occupancy from dormitory, garage, commercial space, dining, social, administrative, restaurant, retail stores to same uses and bank in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with following proviso: that plan for sign and any exterior changes are submitted to the Authority for design review approval.



Z-6711 700 COMMONWEALTH, BOS.

Board of Appeal Referrals 1/19/84

Hearing: 1/24

Z-6712-6713

Gerard Savard et al
88-90 Wenham St
Jamaica Plain
near Weld Hill St

three story duplex structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide

Violation(s):

Lot area, width, frontage, open space, side yard are insufficient

Subdivision of duplex structure. Violations technical. Recommend approval with proviso.

VOTED: In reference to petitions Z-6712-6713, Gerard Savard et al, 88-90 Wenham Street, Jamaica Plain, for eleven variances to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: a covenant indicating uniform treatment of the exterior of the structure be part of the deed and recorded in the Registry of Deeds.



Z-6712-13 88-90 WENHAM ST. J.P.

Board of Appeal Referrals 1/19/84

Hearing: 1/31

Z-6720
Domenic Giannangelo
12 Hilton St
Hyde Park
near West St

11,383 square feet of land

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.5_____ manufacturing_____

Purpose: erect two family dwelling

Violation(s):

Two family dwelling is forbidden use

Proposal is consistent with predominant two family character of neighborhood.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6720, Domenic Giannangelo, 12 Hilton Street, Hyde Park, for forbidden use to erect two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6723

Bessie P. Galanis et al.

388 East Eighth Street, South Boston
near Covington Street

Two-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from artist's studio to real estate, insurance,
or other agency office, real estate loan offices, warehouse storage
of materials for production of stage shows.

Violation(s):

Agency office is forbidden use.

Wholesale business is forbidden use.

Structure, which is in deteriorating condition, has history of commercial
occupancies. Proposed uses will operate during normal business hours Monday
through Saturday. No storage of flammable liquids, gases, or explosives.
Four parking spaces in building. No opposition. Recommend approval with
with proviso.

VOTED: In reference to petition Z-6723, Bessie P. Galanis
et al., 388 East Eighth Street, South Boston, for two
forbidden uses for change of occupancy from artist's
studio to real estate, insurance, or other agency office,
real estate loan offices, and warehouse storage of
materials and equipment for stage shows in an apartment
(H-1-50) district, the Boston Redevelopment Authority
recommends approval provided that plans for exterior
changes are submitted to the Authority for design
review approval.



Z-6723 388 EAST EIGHTH ST. S.B.

Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6725

J. F. Kennedy Memorial Hospital
30r-80r Warren Street, Brighton
near Colon Street

Hospital complex

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect storage shed.

Violation(s):

Hospital is conditional use.

Children's play equipment will be stored in shed to be located at rear of facility. Recommend approval with proviso.

VOTED: In reference to petition Z-6725, J. F. Kennedy Memorial Hospital, 30r-80r Warren Street, Brighton, for conditional use to erect storage shed in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that landscaping be provided along rear property line.



7-6796 FOR WARREN ST

Board of Appeal Referrals 1/19/84

Hearing: 1/24/84

Z-6727
Walter O'Brien
157 G Street, South Boston
near Day Boulevard

Two-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect dormer addition.

Violation(s):

Rear yard is insufficient.

Dormer addition will provide needed bedrooms for expanding family.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6727, Walter O'Brien, 157 G Street, South Boston, for a variance to erect dormer addition to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review.



OLD HARBOR

BEACH

CARSON

COLUMBIA

ROAD

Z-6727 157 G ST CB

Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6758
Nancy Garcia
1 Auburn Street, Charlestown
near Main Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

No record of legal occupancy. Structure will be substantially rehabilitated.
Occupancy compatible with surrounding neighborhood. Recommend approval.

VOTED: In reference to petition Z-6758, Nancy Garcia,
1 Auburn Street, Charlestown, for forbidden use
and two variances to legalize occupancy as four
apartments in a local business (L-1) district,
the Boston Redevelopment Authority recommends
approval. There is no record of legal occupancy.
Structure will be substantially rehabilitated.
Occupancy is compatible with surrounding neigh-
borhood.



Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6759

Michael McGoff

10 Allston Street, Charlestown
near Bunker Hill Street

3½-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from three-family dwelling to same and
real estate office.

Violation(s):

Real estate office is forbidden use.

Commercial use is inconsistent with heavily populated residential
neighborhood. Recommend denial.

VOTED: In reference to petition Z-6759, Michael McGoff,
10 Allston Street, Charlestown, for forbidden use
for change of occupancy from three-family dwelling
to same and real estate office in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends denial. Commercial use is inconsistent
with heavily populated residential neighborhood.



2-6759
10 ALLSTON ST.
CHAS.

Board of Appeal Referrals 1/19/84

Hearing: 1/31/84

Z-6760
Patrick Queally
218-220 Ashmont Street, Dorchester
at Ashmont Park

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Extension of nonconforming use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is excessive.

Proposed occupancy is excessive and tends to overcrowd structure. Recommend denial.

VOTED: In reference to petition Z-6760, Patrick Queally, 218-220 Ashmont Street, Dorchester, for forbidden use, extension of nonconforming use, and four variances to change occupancy from three to five apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed occupancy is excessive and tends to overcrowd structure.



DOR.
218-220 ASHMON ST.

Z-6760

